

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:  
ARLENE PETRIK

MAIL TO

WHEN RECORDED MAIL TO:  
HOME SAVINGS OF AMERICA  
P.O. BOX 7076  
PASADENA, CALIFORNIA 91109-7075

89204778

LOAN NO. 1066544-6  
ORIGINAL LOAN NO. 00479379

MODIFICATION OF NOTE AND MORTGAGE

THIS MODIFICATION OF NOTE AND MORTGAGE (the "Modification") is made this 24th day of APRIL, 1989 by and between DAVID A. CULP AND STARLET D. CULP, HUSBAND AND WIFE

DAVID A. CULP AND STARLET D. CULP, HUSBAND AND WIFE  
RESIDENTS OF ILLINOIS  
SINGLE AND NOT SEPARATELY  
SPEAKING AND NOT JOINTLY OWNERS

(the "Borrower"), and HOME SAVINGS OF AMERICA, F.A. (the "Lender"),

with reference to the following facts:

A. By that certain Mortgage and Assignment of Rents (the "Mortgage") dated August 25, 1983 by and between DAVID A. CULP AND STARLET D. CULP, HUSBAND AND WIFE

as Borrower, and Lender as Mortgagee, recorded on 08/29/83 as Document No. 26 753 185, Page -----, Official Records of Cook County, Illinois, mortgaged to Lender, that certain real property located in COOK County, Illinois, commonly known as 7725 WEST 173rd PLACE, TINLEY PARK, IL. 60477

described in the Mortgage. The Mortgage secures, among other things, a promissory note, dated August 25, 1983, legally in the original principal amount of \$ 65,600.00, made by David A. Culp and Starlet D. Culp

to the order of Lender (the "Original Note").

B. By a second promissory note (the "Advance Note") of even date herewith made by Borrower to the order of Lender, Lender has loaned to Borrower the additional sum of \$ 30,000.00 (the "Additional Advance"). As a condition to the making of the Additional Advance, Lender has required that the Original Note and the Mortgage be modified to secure the Additional Advance and the obligations of Borrower set forth in the Advance Note by the Mortgage.

C. The total amount of indebtedness due under the Original Note, the Advance Note and the Mortgage as of the date hereof is \$ 91,794.96. At no time shall the indebtedness due under the mortgage exceed \$ 131,200.00. The Original Note and the Mortgage are hereby modified and amended as follows:

1. The grant set forth in the Mortgage is made for the purpose of securing, and shall secure (a) payment of the Original Note with interest thereon, according to its terms; the Advance Note, with interest thereon, according to its terms; and any further extensions, modifications and renewals of the Original Note and the Advance Note; (b) payment by Borrower of all sums due and owing under, and performance of all obligations set forth in the Original Note and the Advance Note; and (c) satisfaction and performance by Borrower of each and every obligation and agreement of Borrower set forth therein, in the Mortgage or secured by the Mortgage.

2. A default under the Mortgage, as herein modified and amended, shall occur in any of the following events: (a) Borrower shall fail to pay when due any amount due under the Original Note, or the Advance Note or otherwise fails to perform any obligation or agreement of Borrower set forth or incorporated in the Original Note or the Advance Note; or (b) Borrower shall fail to perform any obligation or agreement of Borrower set forth or incorporated in or secured by the Mortgage, as modified and amended by this Modification.


3. A default under the Original Note or Mortgage shall be and constitute a default under the Advance Note. A default under the Advance Note shall be and constitute a default under the Original Note.

4. Except as modified and amended by this Modification, the Original Note, the Mortgage, and any instruments, documents or agreements secured by or incorporated in the Mortgage, are confirmed and ratified. None of the rights of Lender under the Original Note or the Mortgage are or shall be deemed to be prejudiced by reason of this Modification. Except as provided in this Modification, this Modification shall not affect the lien and charge of the Mortgage upon the property covered thereby.

EXECUTED the year and date first above written.

BORROWER:

  
DAVID A. CULP

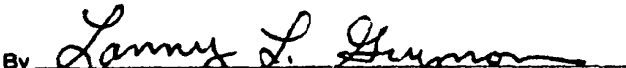
  
STARLET D. CULP

LENDER:

HOME SAVINGS OF AMERICA, F.A.

PTN [REDACTED]

ATTEST:

By   
Lanny L. Guymon, Vice President

  
Noreen DeMarie, Assistant Secretary  
NOTARY ACKNOWLEDGEMENTS APPEAR ON THE REVERSE

Hand Held Co  
L. 204928-02  
J.H. Tuller

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STATE OF ILLINOIS  
COUNTY OF COOK

} SS:

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that

David A. Culp and Starlet D. Culp, husband and wife

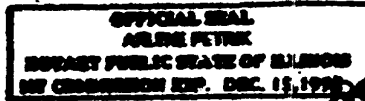
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of April, 1989

*Arlene Petrik*

My commission expires:

Notary Public



89204778

STATE OF ILLINOIS  
COUNTY

} SS:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that

certify that Lanny L. Guymon personally known to me to be the Vice President

of HOME SAVINGS OF AMERICA, F.A. and

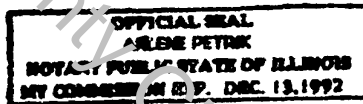
Noreen DeMarie, personally known to me to be the Assistant Secretary of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of April, 1989

*Arlene Petrik*

My commission expires:

Notary Public



Lot 26 in Block 7 in Sundale Ridge, a subdivision of part of the South East 1/4 of Section 25 and Part of the East 1/4 of the South West 1/4 of Section 25, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

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DEPT-01 \$15.25  
T#4444 TRAN 6828 05/08/89 12:12:00  
#0626 # D \*-89-204778  
COOK COUNTY RECORDER

Lot 26 in Block 7 in Sundale Ridge, a subdivision of part of the Southeast 1/4 of Section 25 and part of the East 1/2 of the Southwest 1/4 of Section 25, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.  
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15 CO. MAIL